

PLANNING

TO:	Council Development Authority	DIVISION: 5
DATE:	May 10, 2022	APPLICATION: PRDP20215462
FILES:	06401006 / 36401004	
SUBJECT:	Abattoir and meat processing facility (existing) and accessory uses / Listed Direct Control use, with variances	

APPLICATION: Abattoir and meat processing facility (existing) and accessory uses: construction of a break line addition and loading area relocation, construction of an accessory building for a guard shack and relaxation of the minimum side yard setback requirement, construction of over-height fencing, multi-lot regrading and placement of clean fill for site improvements, and the construction of an access road and parking lot.

GENERAL LOCATION: Located approximately 1.21 km (3/4 mile) south of Township Road 261, on the east side of Range Road 291.

LAND USE DESIGNATIONS:

Roll 06401006:

- Special, Public District (S-PUB) under Land Use Bylaw C-8000-2020 (LUB)
- Industrial, Heavy (I-HVY) under LUB

Roll 36401004:

- Direct Control District 94 (DC 94) under Land Use Bylaw C-4841-97

EXECUTIVE SUMMARY: The proposal is for various building and site improvements at the Harmony Beef abattoir facility. Building improvements include two additions to the principal abattoir and meat processing facility, and the construction of a new accessory building (guard house). Site improvements would include multi-lot regrading to accommodate an ancillary staff/visitor parking lot, trailer parking lots, a new access road and approach, increasing the turning radius area for trucks onsite, and the installation of additional over-height fencing onsite. Surface improvement modifications to improve land drainage over the site area and minor landscaping modifications. With the proposal, the hours of operations would remain the same and onsite employees would increase by 31.

Administration and the Municipal Planning Commission perform the functions of the Development Authority except where Council is specifically designated as such. One of the subject lands is designated as DC 94, wherein Council is identified as the Development Authority responsible for deciding on Development Permits for the abattoir and meat processing facility and accessory uses required for operation of the facility. As multiple components of the application are related to the abattoir facility, this application is being presented for Council's consideration.

The application was assessed against all relevant County policy. Overall, the application aligns with the overlying County policy including the vision and intent of DC 94, which is to accommodate a range of general industry uses, agricultural processing facilities and an abattoir and meat processing facility and associated uses, within the High Plains Industrial business park. As the subject lands fall under the City of Calgary Intermunicipal Development Plan, the City was circulated for this application; no response was received.

Administration Resources

Jacqueline Targett, Planning & Development Services

However, the proposed ancillary staff/visitor parking lot would be located outside of the identified boundary area of DC 94, identified within Schedule A of Bylaw C-7516-2015. As the parking lot is solely supporting abattoir business and visitor personnel, Administration is not supportive of the proposed location. As such, Administration is recommending approval in accordance with Option #1, which would require the parking lot to be relocated within the DC 94 boundary area or removed from the proposal.

The Applicant has requested that the parking lot be considered and accepted by Council as proposed. Therefore, supporting conditions have been presented in accordance with Option #2, which would approve the application as submitted.

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

Administration's Recommendation:

Option #1: THAT Development Permit Application PRDP20215462 be approved with the conditions noted in Attachment 'A'.

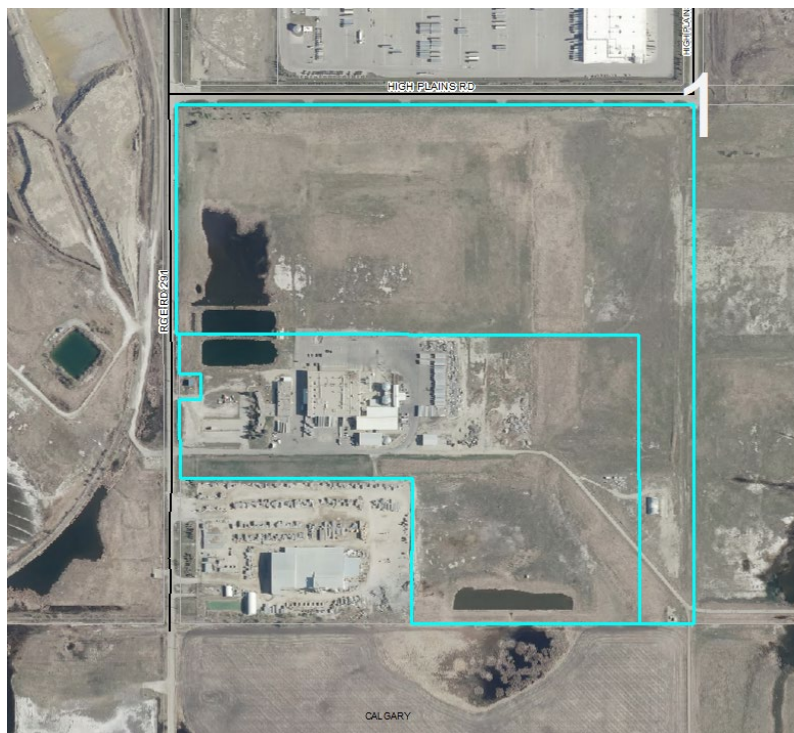
Applicant's Preference:

Option #2: THAT Development Permit Application PRDP20215462 be approved with the conditions noted in Attachment 'B'.

Option #3: THAT Development Permit Application PRDP20215462 be refused as per the reasons noted.

Option #4: THAT alternative direction be provided.

AIR PHOTO & DEVELOPMENT CONTEXT:



**VARIANCE SUMMARY:**

Variance	Requirement	Proposed	Percentage (%)
456 Minimum Setbacks: Side Yard Setback Requirement	15.00 m (49.21 ft.)	9.50 m (31.17 ft.)	36.67%

APPLICATION EVALUATION:

The application was evaluated based on the application submitted and the applicable policies and regulations.

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan (County Plan); • City of Calgary and Rocky View County Intermunicipal Development Plan; • Balzac East Area Structure Plan (ASP) • High Plains Industrial Park (CS), Stage 6 • Direct Control District 94 (DC 94) • Land Use Bylaw C-8000-2020; (LUB) • Land Use Bylaw C-4841-97; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Site Layout Plan Overall, as prepared by DGH Engineering Ltd., dated January 19, 2022, Project No. 13-3-3139-001-30; (1 Dwgs.) • Application Drawing Package – Shipping Dock Expansion, as prepared by DGH Engineering Ltd., dated October 2021, Project No. 13-3-3139-001-30; (9 Dwgs.) • Application Drawing Package – Harmony Beef Renovations, as prepared by DGH Engineering Ltd., dated October 2021, Project No. 13-3-3139-001-30; (11 Dwgs.) • Harmony Beef Post Break Line and Shipping Cooler Transportation Impact Assessment Update, as prepared by Bunt & Associates, dated September 28, 2021; Project Number 02-21-0108
<p>LISTED DIRECT CONTROL USE:</p> <ul style="list-style-type: none"> • <i>Abattoir and Meat processing facility, and accessory uses such as utilities and offices required for operation of the facility (Development Permit to be issued by Council).</i> • <i>Accessory Buildings</i> <p>DISCRETIONARY USE:</p> <ul style="list-style-type: none"> • <i>Stripping, Grading, Filling and Excavation</i> 	<p>DEVELOPMENT VARIANCE AUTHORITY:</p> <ul style="list-style-type: none"> • Not applicable

Additional Review Considerations

This application was assessed in accordance with the above policy and complies with the minimum and maximum requirements including setbacks and building heights except as noted throughout this report.



DC 94:

1.0.0 General Regulations:

- 1.3 All uses including the expansion of uses in this District shall require a Development Permit.
- 1.4 The Development Authority shall be responsible for the consideration and approval of Development Permit(s) for the lands subject to this Bylaw, unless otherwise stated.
- 1.5 The County Council shall be responsible for issuance of Development Permit for the listed use where specifically noted in the bylaw.

4.0.0, Definitions:

4.1.0 Terms not defined below have the same meaning as defined in Section 8.0.0 of Land Use Bylaw C-4841-97: **Abattoir and meat processing facility** – means an industrial facility for killing, butchering, processing, packaging, and shipping animal products destined for human consumption.

LUB:

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Unless a specific provision of the Bylaw provides otherwise, the Development Authority may allow a variance under one or more of the following circumstances:

- a. *The proposed development, with variance, would not unduly interfere with neighbouring parcels, or*
- b. *The variance is specific to the parcel, building or sign to which it applies, not shared by a significant number of other properties in the surrounding area, or*
- c. *The variance is a result of an error in the situating of a building or structure, and the rectifying of the error would create unnecessary hardship to the registered owner.*

Application Details:

Break Line Addition

The break line addition is proposed on the north side of the principal abattoir building and is approximately 282.24 sq. m (3,038.00 sq. ft.) in area. The exterior of the addition would match the existing facility façade and would include pre-cast panelling.

Relocation of the Loading Area/Shipping Docks

The relocation of the loading area/shipping docks is being proposed to be shifted to the south side of the principal abattoir building over an area approximately 1,487.83 sq. m (16,014.88 sq. ft.) in area. The docks would include a concrete ramp, extended building apron, and multiple exterior stair entries. The docks would include 10 loading bays. The exterior would match the existing facility façade and would include metal cladding.

Accessory Building (Guard House)

A guard shack is proposed along the south side of the ancillary parking lot, at the end of the proposed access road and would serve as a check-in stop for incoming/outgoing traffic. The shack would be approximately 102.18 sq. m (1,100.00 sq. ft.) in area. The shack would include a single washroom, site visitor and staff working areas. The building façade would be consistent with existing accessory buildings onsite and would include metal cladding exterior. Within the S-PUB district, the minimum side yard setback requirement is 15.00 m (49.21 ft.). The proposed setback is 9.50 m (31.17 ft.) and requires a variance approval of 36.67%.



Over-height Fencing

Additional chain-link fencing is proposed along the north side of the principal abattoir building, to provide a barricade between the open ancillary staff and visitor parking lot. Additionally, fencing is proposed within the southern regrading area. The chain-link fencing would match the existing fencing onsite and be 2.13 m (7.00 ft.) in height.

Multi-lot Regrading – North Side

The application proposes regrading on the north side of the principal building and would include an ancillary staff & visitor paved parking lot, with approximately 310 stalls. The parking lot complies with the noted policy’s minimum parking dimensions.

A new paved approach and access is also proposed off High Plains road, which includes Conceptual Scheme support for access to Stage 6 within the plan. Administration has no concerns with the new access road and approach as it is only providing an access route leading to principal business operations, located within the DC 94 boundary.

Two additional ancillary trailer parking lots are proposed to be expanded on the north, far-east side of the principal building. The gravel area would accommodate an additional 18 trailer stalls, and the paved area would accommodate nine trailer stalls.

Minor landscaping modifications are proposed to accommodate the regrading activities. Surface improvements would include modifications to land drainage by the excavation of a new storm pond, directly north of the existing storm ponds and three catch basins would be installed and connected to the existing catch basins.

Multi-lot Regrading – South Side

The proposed regrading on the south side of the principal building would include a new paved surface along the southern property boundary that would increase the turning radius space for incoming and outgoing truck traffic. The existing southern approach is proposed to be reclaimed. Minor landscaping modifications are proposed to accommodate the regrading activities.

CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Byron Riemann for Dorian Wandzura”

Acting Executive Director
Community Development Services

Chief Administrative Officer

JT/rp

ATTACHMENTS:

- ATTACHMENT ‘A’: Proposed Development Permit Conditions
- ATTACHMENT ‘B’: Proposed Development Permit Conditions (as requested by the Applicant)
- ATTACHMENT ‘C’: Application Information
- ATTACHMENT ‘D’: Application Referrals



ROCKY VIEW COUNTY

- ATTACHMENT 'E': Additional Information: Applicant Letter
- ATTACHMENT 'F': Direct Control District 94
- ATTACHMENT 'G': Map Set